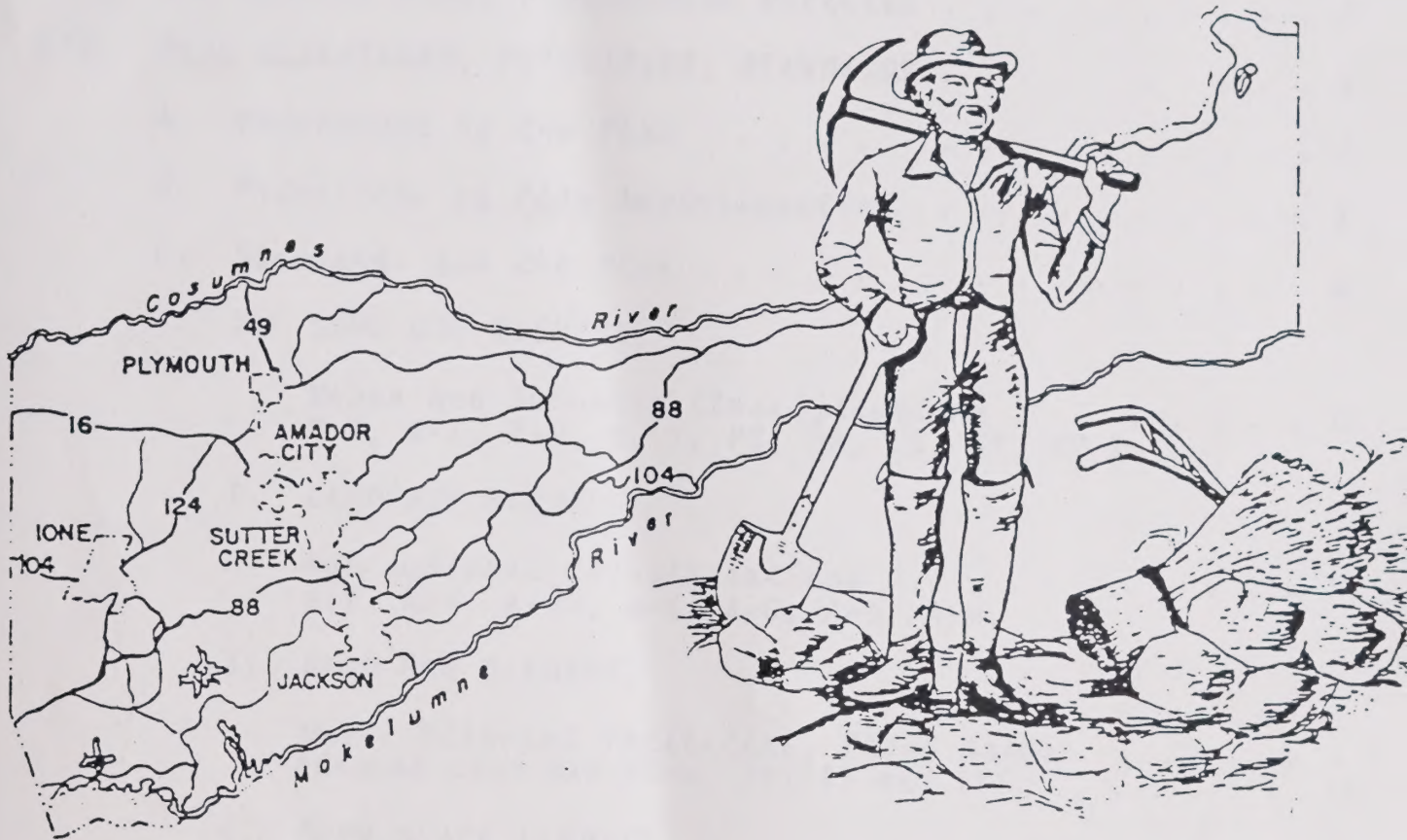


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GENERAL PLAN

LAND USE, OPEN SPACE,
CONSERVATION, SCENIC
HIGHWAYS ELEMENTS

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AMADOR COUNTY GENERAL PLAN
(With Revisions Adopted JUNE 5, 1973 and Subsequent Revisions)

I. INTRODUCTION

A. The 1967 General Plan

On November 14, 1967, the Amador County Board of Supervisors adopted the current County General Plan which included Land Use and Circulation Elements which were then the required elements of such plans.

In addition, that General Plan report presented valuable basic information on County water needs, population, employment, and recreation potentials.

The tone of the 1967 plan reflected the findings obtained from the "Amador County Planning Questionnaire, 1967", which provided guidance as to citizen interest in planning and their desires for the future of the County.

A combination of questionnaire findings and the basic research material developed in the plan study contributed to the comprehensive "Amador County Development Policy Statement" which was a part of the adopted Plan, and which is still substantially valid. (See Appendix, page 20).

B. The Proposed General Plan Revisions

Since 1967, the State Planning and Zoning Law has been periodically amended to add plan elements to the required elements list, as follows:

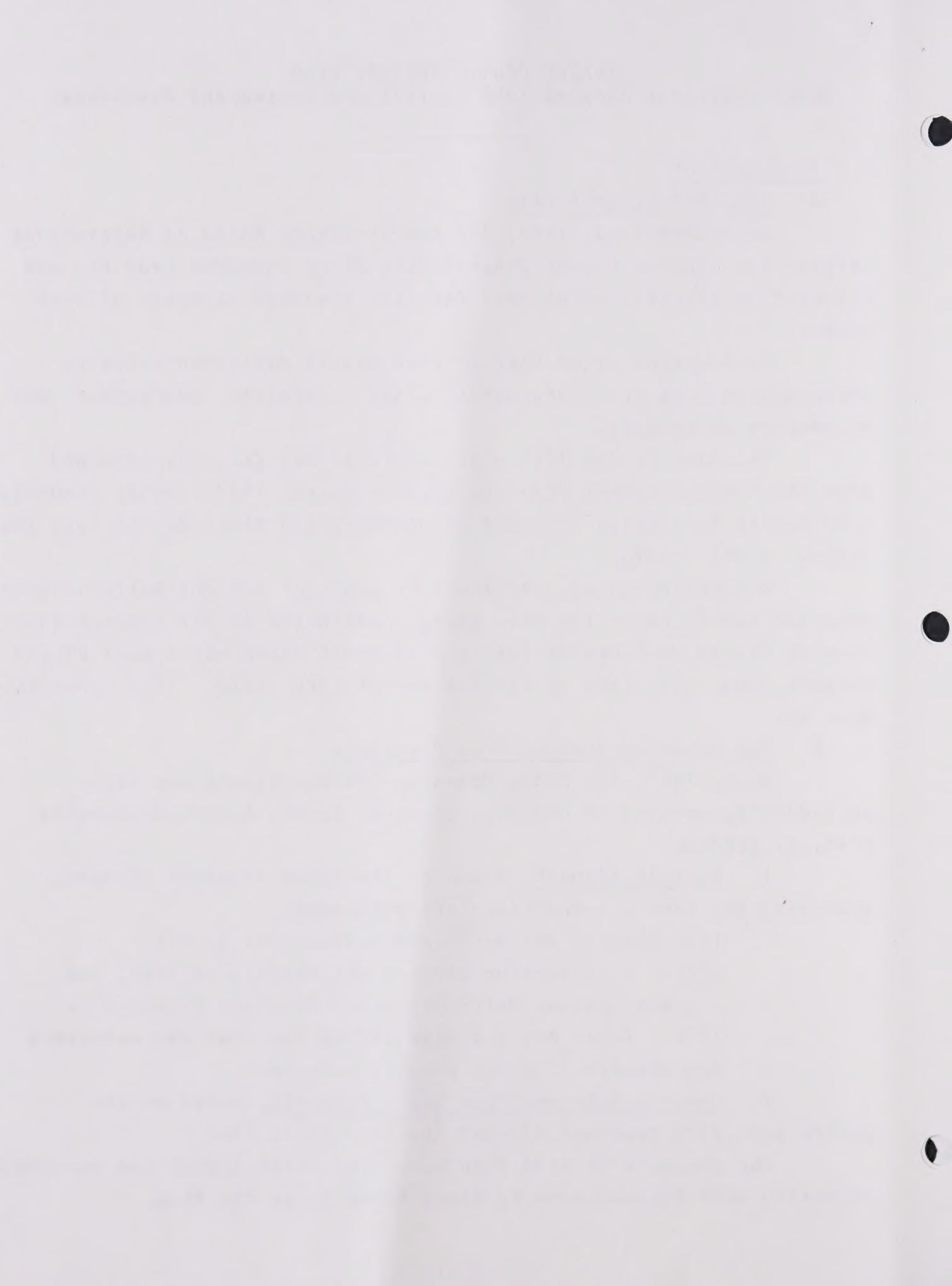
1. Housing Element, added as the third required Element, following the Land Use and Circulation Elements.

This Element was developed and adopted in 1971.

NOTE: A Recreation Element was adopted in 1969, and a Comprehensive Water and Sewer Plan was prepared in 1972. These are not required by law, but are necessary for assistance grant program purposes.

2. Conservation and Open Space Elements, added as the fourth and fifth required elements by 1971 State law.

The proposed General Plan revisions which follow are concerned primarily with the addition of these Elements to the Plan.



In order to add the Open Space and Conservation Elements, it was necessary to make drastic revisions in the previously adopted Land Use Element, and the result is a composite coverage of the total County land area by these three elements.

Each element consists of a group of land classification areas, together with descriptions and standards for each classification.

Several classifications which are described herein are not applied to land areas by the General Plan map, but were provided in anticipation of their need in the future and to make available a complete range of classifications for all foreseeable general planning purposes in urban, suburban, rural and mountain areas.

II. THE GENERAL PLAN, DEVELOPMENT POLICIES

This plan is designed to serve as a "comprehensive, long-term plan for the physical development of the planning area", as directed by law.

Factors considered in its preparation included physical features of topography, geology, soils, vegetative cover and land tolerance to disturbance; natural resources in water, timber, minerals, scenic and recreational resources; existing land uses, land ownerships and parcel sizes, population density and distribution; urban patterns, public services and facilities, and projections based thereon.

Coordination of various agencies plans, and wide public participation in plan preparation were desirable program objectives. The former was most successful, with fine response from numerous Federal, State and local agencies and resulting close coordination of plans and proposals. Public participation was minimal in spite of publicity and public notice.

Plan development policies included serious attempts to conform to State law directives and definitions during a period of drastic changes, revisions, contradictions and general confusion in planning law. Minor plan revisions which may be necessary due to the foregoing conditions may be accomplished during the proposed multi-county area planning program for the 1973-1974 fiscal year period.

Administration policy shall include periodic plan review, revision as necessary to maintain its legal status, and the adoption of new zone provisions as may be needed to maintain options in consistent zoning.



III. PLAN OBJECTIVES, PRINCIPLES AND STANDARDS

A. Objectives of the Plan

Primary objective of the plan is to provide a useful and effective guide for area growth and development which will best utilize area resources and potentials to produce the best possible future for the area and its people.

Plan objectives are:

1. To preserve, protect and where appropriate, promote the development of natural resources in water, minerals, timber and soils resources.
2. To protect, and carefully develop where appropriate, the varied resources for public recreation in scenic and historical areas, hunting and fishing areas, lakes and waterways, forests and wilderness, and urban open spaces.
3. To strengthen the area economy through expanded commercial and industrial activity, protection and expansion of agriculture and forestry and increased local processing of their raw materials.
4. To provide for adequate housing for all elements of the population, present and future.
5. To encourage major State and Federal water development, transportation, and other projects which will assist in the accomplishment of the foregoing.
6. To provide and maintain rural and urban services and facilities of high quality for adequate health, safety and comfort, and educational, cultural and recreational facilities for the public benefit and enjoyment.
7. To point the way, and stimulate follow-up action as may be necessary for the accomplishment of various of the above objectives.

B. Principles of Plan Administration

The County General Plan consists of required and optional Elements. Its development methods and policies were similar to those used for other governmental jurisdiction plans, and, to best serve its intended purpose, principles for its use and application should also be similar for all jurisdictions, as follows:

1. The Plan has sufficient definition and detail to be used as a positive guide for land use and development, but is to be used as

a guide which contains flexibility to the extent that the Planning Commission and the legislative body may, to assist in its administration, adopt written policy statements to define and clarify various of its features based on their interpretation of the basic intent and purpose of the plan.

Also, the plan is designed to be flexible to the extent that its effectuation will result in large part from further and continuing detailed zoning and other studies, the preparation and adoption of Specific Plans, and the application of appropriate regulatory measures.

2. Specific Plans, as required by law, shall be prepared in conjunction with land project and other major development area plans. They are to be prepared in most cases by the project proponents, and are to be carefully checked as to conformity with the General Plan. Since such projects may be proposed in most any land classification area, they must be considered in relation to need, suitability of site, adequate access, utilities and services, and most important, compatibility with classification area uses and standards.

3. The Plan shall accommodate several types of compatible zoning within each land classification area, and such compatible zoning shall be considered consistent with the General Plan. Also, reasonable restrictive holding zones, and carefully developed zoning within "Transition" land classification areas, shall be deemed consistent. Such reasonable and workable flexibility is necessary to preserve the purpose of the long-term guide plan, and to prevent it from becoming a meaningless zoning duplicate.

4. The Plan anticipates that, within the more extensive land classification areas, small low-density land divisions and special service facilities in rural, agricultural or recreation regions may be found to be compatible, and appropriate zoning for such uses may be found consistent.

5. Planned Development Zoning is suggested as a means of best controlling land projects and special service facilities zoning situations. The applicants PD zone application plans may also constitute specific plans where such are required.

6. The Plan is long-term in character, and recognizes proposed

or possible future projects of major importance such as reservoirs, canals, etc. Where such proposals are identified on the General Plan as "WP" water development project land classification areas, it is intended that no incompatible land uses be permitted until a current project probability status finding is made and utilized as a determining factor.

7. The Plan clearly presents the required "Land Use", "Conservation", and "Open Space" Elements as individual elements, each containing several land classifications which are most appropriate to the particular element. However, because of the everchanging character of the law, and the overlapping element descriptions in the law, the Planning Commission shall have the option to determine by written findings, in particular situations, that all or portions of various land classification areas shall be included in more than one plan Element. Lands which have, or qualify for "Agricultural Preserve" designation, shall be deemed to have Open Space Element classification, and the Open Space Element may be made to overlap other element areas where necessary.

State law guidance in such double coverage (Planning and Zoning Law), follows:

1) Land Use Element shall designate: lands for housing, business, industry, open space, agriculture, natural resources, recreation, scenic beauty - - - .

2) Conservation Element, - - - water, forests, soils, rivers, fisheries, wildlife, minerals, and other natural resources - - -, stream channels - - - watersheds - - - .

3) Open Space Element, natural resource land, agricultural land, recreation land, scenic land, watershed; and, wildlife habitat - - - .

C. Standards for the Plan

The content requirements for a land use element of a general plan are described in Section 65302(a) of the Government Code. This section reads as follows:

"GOVERNMENT CODE SECTION 65302(a): A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other

territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

Because "population density" must be indicated for the various classifications as shown on the land use element map, it is necessary for this section to utilize an average family size for Amador County. The 1980 Federal Census found that this average family size in the County to be 2.49 persons per family. For simpler computations 2.5 persons per family or dwelling unit will be used in making population density projections in the general plan. It is assumed for planning purposes that a single family dwelling unit whether it is situated on a separate parcel or in a multiple family configuration (e.g. condominiums, apartments, mobilehome parks, etc.) will have the average 2.5 persons per family until the 1990 census indicates otherwise.

"Building intensity" is related to the allowable size, height and permitted coverage percentage of a lot. Although these are better functions of the zoning codes, the basic limitations need to be delineated in the land use element standards for commercial and industrial categories of land use. There exists no practical method of projecting residential building intensity other than use of population density since there are no maximum building size restrictions for a dwelling unit. However, there is a minimum structural size for residential units of eight hundred (800) square feet per unit.

This Standards section of the general plan contains the "population density" and "building intensity" criteria for the various land use classifications made use of on the accompanying land use, open space and conservation elements map. These classifications designate the general types of land uses which may be permitted within their boundaries and in some instances the values or resources intended to be protected and preserved by the classification. The uses specified in these classifications must be carefully evaluated in conjunction with the goals, policies and implementation provisions contained elsewhere in the plan. All rezonings, land divisions, use permits, building permits and other public or private projects must be found to be consistent with whatever particular general plan classification is shown on this map before said permits, entitlements or other project approvals can be given by any department or agency in Amador County.

Any classification of property as shown on the land use, open space

and conservation elements map is not to be considered by any person as necessarily being a guarantee of said land use being approved by the County. Projects must be processed pursuant to other state and local regulatory codes which may further restrict development beyond the scope or specificity of this general plan element. These other land use regulatory codes may include but are not limited to the provisions of the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, the Surface Mining and Reclamation Act, and the Forest Practices Act.

In addition to the above described limitations to those land use classifications as shown on the land use, open space and conservation element map there may be overriding provisions contained in the other adopted elements of the Amador County General Plan which must be taken into account when reviewing specific projects before the County. The Government Code requires that the elements of the plan be internally consistent with each other. The land use element has the broadest scope of all of the required elements and plays a central role in synthesizing all land use issues, constraints and opportunities to development and establishes the general overall pattern of land use in the County. As a practical matter, however, each individual project must be reviewed when submitted with respect to all of the elements of the general plan and the multitude of other land use regulatory laws affecting development proposals in the State of California. It is beyond the scope of these general plan standards to completely regulate or predict land use approvals on individual parcels of property in the entire unincorporated territory of Amador County.

The following table proscribes the maximum allowable "population density" and "building intensity" permissible within each of the plan classifications shown on the land use, open space and conservation elements map. Following the table are the definitions, descriptions, and consistent zone districts for the various plan classifications.

CLASSIFICATION

POPULATION DENSITY AND BUILDING INTENSITY

R-S, Residential-Suburban.....	One family ¹ per one acre ²
R-L, Residential-Low Density.....	Seven families per acre ²
R-M, Residential-Medium Density.....	Eighteen families per acre ²
UA, Urban Planning Area.....	Eighteen families per acre ²
LS, Local Service Center.....	Eighteen families per acre ²
BP, Special Planning Area.....	Eighteen families per acre ²
SP-I, Special Planning-Interim.....	Eighteen families per acre ²
I, Industrial.....	No residential uses are permitted Minimum lot size - 5,000 square feet ² Maximum lot coverage - 80 percent ⁶ Maximum building height - 45 feet ⁶
C, Commercial.....	One family per 5,00 square feet ² if approved with a Use Permit in the "C1" zone district in conjunction with a commercial use only. No residential uses in any other commercial district. Minimum lot size - 5,000 square feet ² Maximum lot coverage - 90 percent ⁶ Maximum building height - 45 feet ⁶
PS, Public Service.....	None
A-T, Agricultural-Transition.....	One family per five to ten acres ³
A-E, Agricultural-Estates.....	One family per five to twenty acres ³
A-I, Agricultural-Intensive.....	One family per twenty acres
A-M, Agricultural-Marginal.....	One family per forty acres
A-G, Agricultural-General.....	One family per forty acres
A-U, Agricultural-Upland.....	One family per forty to one hundred acres ³
A-MR, Agricultural-Mineral Resources (Combining).....	This is a combining classification and the maximum density is the combined classification.
MRZ, Mineral Resources Zones.....	As described in text
O-WS, Open-Watershed.....	One family per forty acres
O-W, Open-Wilderness.....	None ⁴
O-F, Open-Forest.....	None ⁴
O-C, Open-Crest.....	Planned Development Projects Only
O-R, Open-Recreation.....	Recreation projects; Planned Unit Development; One family per five acres
GF, General Forest.....	One family per forty acres
WP, Water Project.....	One family per forty acres
DF, Designated Floodway.....	None ⁵

Notations:

- ¹ - For the purpose of this General Plan the term "family" is synonymous with a single family dwelling unit and represents 2.5 persons/dwelling unit throughout the plan.
- ² - Maximum densities per acre described throughout this table are subject to the limitations of available services including but not limited to public water supply and public sewerage systems (see Policy 23 of the Land Use, Open Space and Conservation Element for cumulative water and sewerage density restrictions).
- ³ - Where population density allowed is lower than the maximum allowed within this classification it shall be specified.
- ⁴ - No residential uses are permitted in Federal Wilderness Areas or on National Forest lands.
- ⁵ - Pursuant to Chapter 15.16 of the Amador County Code the County has adopted the Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map" as being the DF, Designated Floodway for the Land Use, Open Space and Conservation Elements. Said map (Map No. 060015B) is incorporated by reference into this element and shall be considered as a combined overlay with any affected classification on the Land Use, Open Space and Conservation Element map.
- ⁶ - Maximum lot coverage by a commercial or industrial structure may be constrained more by sewage disposal requirements, parking requirements, structural setback requirements and by any necessary Use Permit conditions and environmental impact mitigation measures found necessary. Structural height restrictions may be exceeded when found necessary through the Use Permit or Variance procedure when found necessary (e.g., emissions stacks, storage silos, water tanks, special equipment structures, etc.). Consequently, building intensity is difficult to predict with any certainty in a General Plan. These criteria, however, do act as useful parameters for planning development.

1. LAND USE ELEMENT, Urban and Suburban Classifications:

a. "R-S", Residential-Suburban

This classification is applied to lands best suited to low density residential uses in suburban areas not served by both domestic water and sewer systems, or by various other urban services.

Appropriate uses are single family residential, agricultural and schools, parks, etc.

Consistent zoning: RE, R-2A, R-1B-3, R-1B-4, R1A.

b. "R-L", Residential-Low Density

This classification is applied to lands in urban areas where domestic water and sewer systems and other urban services are, or may be made available.

Appropriate uses are single family and related schools, parks, etc.

Consistent zoning: R-1, R-1B-1, R-1-B-2, R1A, PD.

c. "R-M", Residential-Medium Density

This is the medium density classification for multi-family or apartment uses in urban areas with full services.

Appropriate uses are group dwellings and apartments, and controlled professional, public and quasi-public uses.

Consistent zoning: R-2, R-3, PD.

d. "C", Commercial

This classification is applied to a variety of land uses which are suitable for: Central commercial areas, general or heavy commercial, highway service commercial or neighborhood commercial.

It is anticipated that some locations not shown on the Plan Maps may be found suitable for commercial uses in the future in specific plan developments, at freeway interchanges, in planned developments, in recreation, resort and rural service locations, etc.

Consistent zoning: C-1, C-2, H, PD, LM.

e. "I", Industrial

This classification is applied to sizeable land areas suitable for industrial purposes, and having features and services for such use.

It is anticipated that locations not shown on the Plan Map will be found to exist, or will be found in the future to be suitable for such use in urban areas, in future specific and planned development plans, and in extensive agricultural and forest classification areas where compatible.

Appropriate uses are those permitted in the pertinent zones which follow:

Consistent zonings: M, MM, LM, and MR.

f. "PS", Public Service

This classification is applied to the larger public, quasi-public or public utility sites which are used for public services such as schools and public buildings, corporation yards, fair grounds, water and sewer plants, power substation, etc. Large acreages in freeway rights-of-way and interchanges may also be included.

Consistent zoning: PF, Public Facility, when included in basic ordinance, and otherwise is recommended to be added by ordinance amendment. When "PF" is not available, other applicable zoning is consistent, (PD, etc.).

In some cases, combining classifications are used to signify combination uses, as follows:

"-O", Open Space

"-H", Highway

"-R", Recreation

g. "UA", Urban Planning Area

This classification is used on the County General Plan Maps to identify areas which are City or urban town planning areas, and which may require future plans in detailed form on local planning area maps or in the form of specific plans.

h. "LS", Local Service Center

This classification is used to identify smaller rural towns and service centers where there are clustered existing and anticipated future uses other than those proposed in the surrounding general classification areas. The "LS" uses may include combinations of residences, commercial, industrial and public service uses.

Consistent zoning: that which is pertinent to such uses.

i. "SP", Special Planning

This classification is applied to a variety of land areas which either have been, are being, or are proposed to be developed in conformity with planned development or other carefully prepared and closely supervised plans because of natural environmental or other factors requiring such planning and controls. Acceptable uses may range from simple mining operations to complex land development projects on findings of conformity and subject to use permit or other appropriate controls.

Appropriate uses in such areas are those found acceptable

in carefully prepared development project plans.

Consistent zoning: PD preferred, or otherwise X, M, or zoning closely matched to approved development plans.

j. "SP-I", Special Planning - Interim

This classification is applied to areas where it is found that the above "SP" approach to land development appears imperative, and where planned development or specific plan preparation in the future is to be required for reasons as above.

2. LAND USE ELEMENT, Agricultural Classifications.

a. "A-T", Agricultural-Transition

This classification is applied to lands adjacent to urban areas or other locations where a strong or scattered transition is occurring from agricultural uses to rural residential, suburban or spot urban uses.

Appropriate uses other than agricultural are to be determined on the basis of specific plans or precise zoning studies to maintain a changing but desirable land use pattern.

Consistent zoning: A, RE, R1A.

b. "A-E", Agricultural-Estates

This classification is applied to lands which are found to have, or which may be developed to have, rural residential ranchette capabilities to provide pleasant rural living, limited animal husbandry, and family garden-orchard and/or supplementary agricultural products income.

Proposed uses are as indicated above in combination with compatible adjacent agricultural, forestry, etc. classifications, and with open space and noncommercial recreational uses.

Consistent zoning: R-E, A-10, AG, R-1, R1A.

c. "A-MR", Agricultural - Mineral Resources (Combining)

This classification is applied in combination with other classifications to sizable land areas which have significant mineral resource values and also qualify for one of the agricultural basic classifications. This classification identifies areas intended for future mining operations in order that conflicts among noncompatible land uses may be minimized.

Proposed uses are, primary: agriculture, mining, and mineral processing; secondary: forestry, rural residential.

Consistent zoning: AG, A-40, MR, X, R1A, M.

d. "A-I", Agricultural - Intensive

This classification is applied, in general, to Class I and Class II soils, and otherwise to areas where the land is producing, or is capable of intensive crop production, and ideally should be protected for such continuing use.

Uses other than agricultural should not be permitted, except for those which are found to be compatible and will provide a needed service.

Consistent zoning: AG, A-20, R1A, RE-20.

e. "A-G", Agricultural - General

This classification is applied to valley and foothill Class III and Class IV soil areas which appear best suited for grazing and varied agricultural uses.

Proposed uses are, primary: agricultural; secondary: forestry, mining, non-intensive recreation; and commercial recreation, resorts and services, and ranchette projects per finding of compatibility and special zoning.

Consistent zoning: AG, A-40, R1A, MR.

f. "A-U", Agricultural - Upland

This classification is applied to foothill areas where soils are rated fair to poor, are generally suited for grazing on natural grasses but not for cultivated crop production. These lands usually have some natural timber and/or brush cover.

Proposed uses are, primary: grazing and pasturage; secondary: forestry, mining, non-intensive recreation, and compatible related and service uses per special findings and appropriate zoning.

Consistent zoning: AG, A-40, R1A, MR.

g. "A-M", Agricultural - Marginal

This classification is applied to valley or foothill lands of generally poor soils, and which may include various combinations of shallow soils, rock outcroppings, lava flows, impervious clays, and erosion, ponding and other such problems.

Proposed uses are grazing, non-intensive agriculture and recreation, forestry, mining and related uses. Rural subdivisions and service uses may be found to be compatible subject to appropriate zoning.

Consistent zoning: AG, A-40, R1A, MR.

3. LAND USE ELEMENT: Waste Disposal Facilities, Flood Areas, Airport Land Use Plan.

A. Waste Disposal

Approved public sewage treatment facility sites shall be designated with the reference symbol "(S)" on the Land Use Element Map.

Approved solid waste disposal facilities shall be designated with the reference symbol "(D)" for landfills and "(T)" for transfer stations.

Policy: Public sewage treatment facilities shall be regulated by Title 14 of the Amador County Code.

Policy: Solid waste facilities and solid waste transfer stations shall be regulated by the Amador County Solid Waste Management Plan which shall hereby be incorporated by reference into this element of the County general plan.

B. Floodways

Section 65302(a) of the State Planning and Zoning Act (Government Code) requires that:

"The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas."

Chapter 15.16, The Flood Hazard Boundary Map Program was added to the Amador County Code in 1980. It essentially regulates the procedures for construction in floodplain areas of Amador County. The Board of Supervisors named the Planning Director the "Floodplain Administrator".

Amador County has been designated by the feds as being within a low flood prone area. Consequently, our Flood Insurance Rate Map (FIRM) is not based upon an actual Army Corps of Engineers field survey with estimation of center of stream elevations for a 100-year flood. They will probably not get around to us until the next century; if ever.

Because of this, Chapter 15.16 essentially requires that any building permits, divisions of land and use permits proposed within the designated floodways on the FIRM have a Registered Civil Engineer certification that the use is in compliance with the floodplain regulations. The Board

of Supervisors finds that:

1) The flood hazard areas of Amador County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

2) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

Policies: It is the policy of the County:

- a) To protect human life and health;
- b) To minimize expenditure of public money for costly flood control projects;
- c) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d) To minimize prolonged business interruptions;
- e) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- f) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- g) To insure that potential buyers are notified that property is in an area of special flood hazard; and
- h) To insure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Implementation: The County shall adopt and maintain a Floodplain Management Regulations ordinance which includes methods and provisions for:

a) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

b) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

c) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

d) Controlling filling, grading, dredging, and other development which may increase flood damage; and,

e) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

Policy: It is the policy of the County to locate on the Land Use Element Map the areas within the County subject to flooding as knowledge of such areas come to the awareness of the County. These maps shall be updated periodically. County staff shall at least annually determine if any changes are necessary or possible.

Implementation: Until more specific maps become available, the Federal Emergency Management Agency floodplain maps for Amador County (Flood Insurance Rate Map; Community No. 060015B; Panels 01-47) shall be hereby referenced and incorporated in their entirety as an overlaying Floodplain "(F)" designation of the Land Use Element Map of the County General Plan.

C. Airport Land Use Plan

Section 65302.3 of the State Planning and Zoning Act (Government Code) requires that the Amador County General Plan be consistent with the Airport Land Use Plan for the County.

The State Public Utilities Code mandates that there be established an Airport Land Use Commission (ALUC) to "...provide for the orderly development of each public use airport in this state and the area surrounding these airports..." [Sec.21670(a)(1)] and "...by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure

to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses" [Sec. 21670(a)(2)].

The Code goes on to direct how this protection of the public and the airport is to be accomplished. The ALUC cannot by itself adopt any noise ordinances, zone districts or amend the general plans of Cities or the County. It cannot actually deny or modify a building permit. The Commission must develop an Airport Land Use Plan (Plan hereinafter) which "...reflects the anticipated growth of the airport during at least the next 20 years...the commission may develop height restrictions on buildings, may specify use of land, and may determine building standards, including soundproofing adjacent to airports within the planning area" [Sec. 21675(a)]. The Cities or the County can only overrule ALUC decisions by a 4 vote majority of the Councils or Board of Supervisors with certain findings.

An ALUC was formed in Amador County in 1987. The Commission adopted a complete Plan in January, 1988. That Plan protects the Westover Field Airport with three categories of "policies-implementation": 1) Building Height Restrictions; 2) Noise Exposure Restrictions; and, 3) Safety Zones.

Policy: It is the policy of the County to restrict the height of structures near Westover Field Airport from both a safety perspective and to prevent incompatible land uses which could adversely affect aircraft operations at the airport.

Implementation: The County shall adopt and enforce an ordinance entitled "Objects Affecting Navigable Airspace" based upon Federal Aviation Regulations Part 77 which:

- 1) Establishes standards for determining obstructions in navigable airspace around Westover Field Airport;
- 2) Sets forth the requirements for notice to the FAA of certain proposed construction or alteration;
- 3) Provides for aeronautical studies of obstruction to air navigation, to determine their affect on the safe and efficient use of airspace;
- 4) Provides for public hearings on the hazardous affect of proposed construction or alteration on air

navigation; and

5) Provides for establishing antenna farms.

Said ordinance shall apply to:

1) Any object of natural growth, terrain or permanent or temporary construction or alteration, including equipment or materials used therein, and apparatus of a permanent or temporary character; and

2) Alteration of any permanent or temporary existing structure by a change in its height (including appurtenances), or lateral dimension, including equipment or materials used therein.

Policy: It is the policy of the County to protect Westover Field Airport from the encroachment of noise sensitive incompatible land uses unless sufficient mitigation is required.

Policy: It is the policy of the County to prevent the exposure of persons in noise sensitive land uses to aircraft operations noise levels beyond those described in the Amador County Airport Land Use Plan.

Implementation: The Noise Element of the general plan shall contain a section implementing the above policies.

Policy: It is the policy of the County to prevent the establishment of land uses in the vicinity of Westover Field Airport which would cause an undue safety problem to exist for those persons exposed to aircraft operations.

Policy: It is the policy of the County to prevent the establishment of land uses in the vicinity of Westover Field Airport which would adversely affect airport operations.

Implementation: There is hereby established an airport overlay map (Figure 6) entitled "Airport Safety Areas" on the Land Use Element Map. This map pictorially displays the general location of three safety areas or zones which are better described as:

1) Safety Area 1 (Clear Zone) begins at the end of the primary surface, 200 feet beyond the end of the paved runway surface, and is centered along the extended runway centerline. At the southern approach Safety Area 1 has an inner width of 250 feet and extends out southerly to a line

parallel and 100 feet northeasterly of the State Hwy. 49 right-of-way (Garamendi Settlement; Book 18 of judgements- Page 151-160 of Official Records of Amador County). At the northern approach Safety Area 1 has an inner width of 250 feet and extends outward to a length of 1000 feet and has an outer width of 450 feet.

2) Safety Area 2 (Approach/Departure Zone) begins at the outer end of Safety Area 1 and is centered along the extended runway centerline. At the southern approach Safety Area 2 extends out, beginning with a width in compliance with the Garamendi Settlement, to a total length combining Safety Area 1 and 2 to 3000 feet and a width of 850 feet. At the northern approach Safety Area 2 has an inner width of 450 feet and extends in length 4000 feet to a width of 1250 feet.

3) Safety Area 3 (Overflight Zone) generally coincides with the area overflown by aircraft during normal traffic pattern procedures and coincides with the area underlying the Horizontal Surface which is outside of Safety Area 1 and Safety Area 2. For Westover Field, the perimeter of the Overflight Zone is constructed by swinging arcs of 5000 foot radii from the center of each end of the primary surface of the runway and connecting these arcs by lines tangent to the arcs.

This overlay map shall affect the existing land use classifications on the Land Use Element Map in the following manner:

a) Table I, the "Land Use Compatibility Guidelines for Safety", is hereby adopted as the criteria to be used when reviewing projects in Safety Areas 1, 2 and 3. The Guidelines list potential uses and indicate compatibility, conditional compatibility or non-compatibility for each safety area. In the event compatibility cannot be determined through use of the Guidelines, the ALUC should be contacted by the applicant or the County to make a determination. The Guidelines address safety concerns only, and noise or height restrictions may also apply to specific projects under review.

b) In addition to the uses specified in the "Land Use Compatibility Guidelines for Safety", the following generalized land uses are defined as non-compatible for

Westover Field:

1) Safety Areas 1 and 2 Combined
(Clear Zones and Departure Zones):

Any use which would direct a steady light or flashing light of white, red, green or amber color toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the airport, other than an FAA approved approach slope indicator (VASI).

Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the airport.

Any use which would generate smoke or which could attract large concentrations of birds, or which may otherwise affect safe air navigation within this area.

Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or airport instrumentation.

Any hazardous installations such as above-ground oil, gas or chemical storage facilities, excluding facilities for noncommercial, private domestic or private agricultural use.

2) Safety Area 1 (Clear Zone) Alone:
Permanent structures (not necessarily including such items as roads or underground vaults).

Residential development.

Any use resulting in a gathering of more than ten persons per acre at any time.

3) Safety Area 2 (Approach-Departure Zone) Alone: Any new residential development which would result in a building density of greater than two dwelling units per acre excepting, however, minor alterations to existing structures and the construction of new structures on single-family residential lots created by residential subdivision maps recorded prior to the date this plan is adopted.

Any use which would result in concentrations of people such as, but not limited to, shopping centers, restaurants, schools, factories, hospitals, office complexes or stadiums.

Implementation: General Provisions for Implementing Safety Zone Overlay Regulations:

1) The underlying land use classification on the Land Use Element Map (e.g. RS, AG, C, I, etc.) dictate the general types of land uses allowed. The zoning classifications further define allowable land uses.

The Land Use Compatibility Guidelines on Table I provide the basis for determining the compatibility of a particular land use with ALUC safety policies for Westover Field. Land use compatibility may be determined by first identifying the safety area within which a project is located, and then finding the use category on the Guidelines chart. If a "yes" is indicated for the use in the particular zone, the project is compatible with ALUC policy. A "no" indicates incompatibility. A "yes" with a footnote indicates a conditional compatibility depending upon the size and intensity of use. In the event that a particular parcel lies close to any safety area boundary, the ALUC staff should be contacted to determine precisely which safety area the parcel in question is located within.

2) In the case of a safety area line splitting a parcel, the parcel may be developed to split uses and densities as long as the individual portions of the parcel are consistent with the land use policies for the safety zone in which they lie.

3) The lawful use of land or buildings existing on the effective date of the Airport Land Use Plan, although such use does not conform to the policies specified in the safety zone in which such land is located, is a nonconforming use and may be continued as hereinafter provided, except that any such use ceases for a period of two years, the subsequent use of such land shall be in conformity to the policies specified for the safety zone in which such land is located.

The enlargement, increase or extension of a nonconforming use building may be allowed, provided such enlargement, increase or extension does not consist of more than ten

percent of the total floor area of the building.

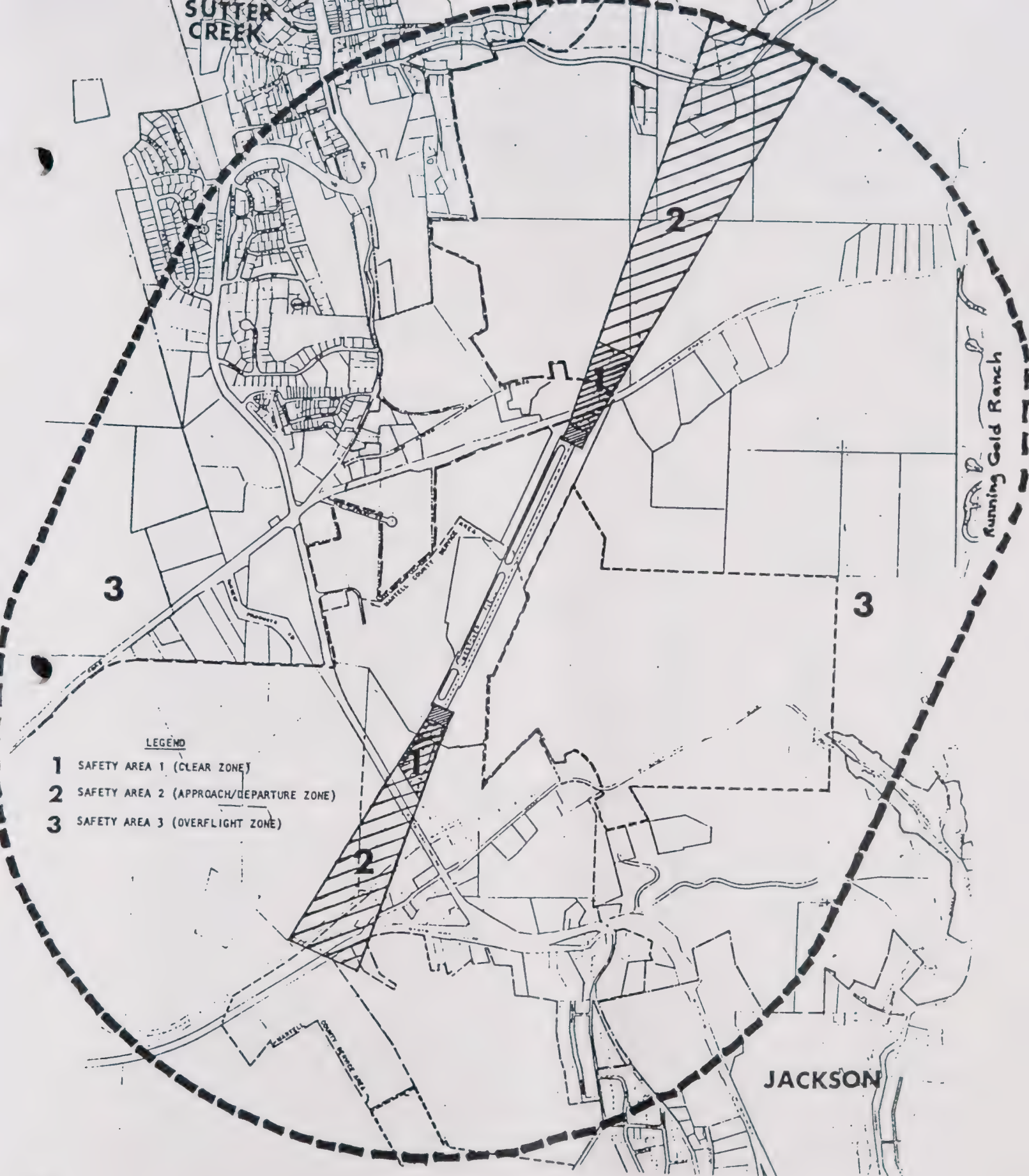
Ordinary maintenance and repairs may be made to any nonconforming building. Structural alterations may be made, including complete remodeling and renovation of the building.

If at any time any nonconforming building is damaged or destroyed by fire, explosion, act of God, or act of the public enemy, such building may be rebuilt.

The nonconforming use of a building may be changed to a use which is found to be similar or more restrictive in nature.

4) Strict applications of the Land Use Compatibility Guidelines for Safety may create undue hardships which outweigh interests of public health and safety. Deviation from the guidelines through an overrule by the County of Amador should be approved only upon a finding that such hardships clearly outweigh the public health, safety and welfare objectives of this plan as stated in Sec. 21678 (a) of the Public Utilities Code.

5) Future land use applications filed with the County which are either not listed or would not conform to the guidelines would have to be taken before the ALUC for a hearing. As stated earlier, if the Planning Commission or Board of Supervisors were to want to overrule the ALUC, a 4/5 vote is necessary.



AIRPORT SAFETY AREAS
TABLE II

TABLE III
LAND USE COMPATIBILITY GUIDELINES FOR SAFETY*

LAND USE CATEGORY	COMPATIBILITY WITH SAFETY AREA		
	1 CLEAR ZONE	2 APPROACH ZONE	3 OVERFLIGHT ZONE
<u>RESIDENTIAL</u>			
Single family	No	Yes ¹	Yes
Two family	No	Yes ¹	Yes
Multi-family dwelling	No	Yes ¹	Yes
Group quarters	No	No	Yes
Mobile home parks or courts	No	No	Yes
Custodial care facilities	No	No	Yes ⁶
<u>INDUSTRIAL/MANUFACTURING</u>			
Food and kindred product	No	Yes ²	Yes
Textile mill products	No	Yes ²	Yes
Apparel	No	Yes ²	Yes
Lumber and wood products storage	Yes, 8	Yes ²	Yes
Furniture and fixtures	No	Yes ²	Yes
Paper and allied products	No	Yes ²	Yes
Printing, publishing	No	Yes ²	Yes
Chemicals and allied products	No	No	Yes
Petroleum refining & related industries	No	No	No
Rubber and miscellaneous plastic	No	No	No
Stone, clay and glass products	No	Yes ²	Yes
Primary metal industries	No	Yes ²	Yes
Fabricated metal products	No	Yes ²	Yes
Miscellaneous manufacturing	No	Yes ²	Yes
Warehousing/storage	Yes, 8	Yes ²	Yes
<u>TRANSPORTATION, COMMUNICATIONS AND UTILITIES</u>			
Railroad	Yes ³	Yes	Yes
Highway and street ROW	Yes ³	Yes	Yes
Auto parking lots/airplane parking areas	Yes, 8	Yes ²	Yes
Communications	Yes ³	Yes ²	Yes
Utilities	Yes ³	Yes ²	Yes
Other trans., comm., and util.	Yes ³	Yes ²	Yes

1. Single-family residential is a compatible land use only if the building density is two or less single dwelling units per acre.
2. Uses compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 people per acre during a 24 hour period, not to exceed 50 persons per acre at any time. (see Appendix 1 for a suggested method of determining concentrations of people).
3. No building, structures, above-ground transmission lines, or storage of flammable or explosive material above ground, and no uses resulting in a gathering of more than 10 persons per acre at any time.
4. No high-intensity use or facilities, such as structured playgrounds, ballfields, or picnic pavilions.
5. Uses compatible only if they do not result in a possibility that a water area may cause ground fog or result in a bird hazard.
6. No more than six persons under care.
7. If the requirements of Section 39005 of the Education Code have been satisfied.
- * Note: These guidelines define only those land uses which are compatible within safety areas. Where proposed land uses fall within the established noise contours or may penetrate any of the height imaginary surfaces, additional restrictions apply as contained in the height and noise policy sections of this plan.
8. No more than 10 persons per acre at any one time.
9. North end of Airport-No. south end of Airport=yes² (July 16, 1990 Amendment).

LAND USE CATEGORY	COMPATIBILITY WITH SAFETY AREA		
	1 CLEAR ZONE	2 APPROACH ZONE	3 OVERFLIGHT ZONE
<u>COMMERCIAL/RETAIL TRADE</u>			
Wholesale Warehousing and sales	Yes, 8	Yes, 8	Yes
Building materials-retail	No	No	Yes
General merchandise-retail	No	No	Yes
Food-retail	No	No	Yes
Automotive service, sales or repair	No	See 9	Yes
Apparel and accessories-retail	No	No	Yes
Eating and drinking places	No	No	Yes
Furniture, home furnishing-retail	No	No	Yes
Other retail trade	No	No	Yes
Residential hotels	No	No	Yes
Transient lodging-hotels, motels	No	No	Yes
<u>PERSONAL AND BUSINESS SERVICES</u>			
Finance, insurance and real estate	No	Yes ²	Yes
Personal services	No	Yes ²	Yes
Business services	No	Yes ²	Yes
Repair services	No	Yes ²	Yes
Contract construction services, yard	Yes, 8	Yes ²	Yes
Indoor recreation services	No	Yes ²	Yes
Other services	No	Yes ²	Yes
<u>PUBLIC AND QUASI-PUBLIC SERVICES</u>			
Hospital, custodial care, preschool	No	No	Yes ⁶
Government services	No	No	Yes ⁷
Schools	No	No	Yes ⁷
Cultural activities inc. churches, libraries	No	No	Yes
Medical and other health clinics	No	No	Yes
Cemeteries	Yes, 8	Yes ²	Yes
Other public and quasi-public services	No	No	Yes
<u>OUTDOOR RECREATION</u>			
Neighborhood parks	No	Yes ^{2,4}	Yes
Community and regional	No	Yes ^{2,4}	Yes
Nature exhibits	No	Yes ²	Yes
Spectator sports, stadiums, arenas	No	No	No
Golf course, riding stables	No	Yes ²	Yes
Water based recreational areas	No	Yes ^{2,4,5}	Yes
Resort and group camps	No	No	Yes
Auditoriums, concert halls	No	No	No
Outdoor amphitheaters, music shells	No	No	No
<u>RESOURCE PRODUCTION, EXTRACTION AND OPEN SPACE</u>			
Agricultural production	Yes ^{3,5}	Yes ⁵	Yes
Permanent open space	Yes ^{3,5}	Yes ⁵	Yes
Water areas	Yes ^{3,5}	Yes ⁵	Yes
Wholesale horticultural production	Yes ^{3,5}	Yes ^{2,5}	Yes
Livestock farming, animal breeding	Yes, 8	Yes ²	Yes

4. OPEN SPACE ELEMENT:

a) "O-W", Open-Wilderness

This classification is applied to lands which are, or which are proposed to be, included in Wilderness areas within National Forests. These are true open space lands in public ownership, protected and regulated to maintain natural environmental features.

Uses are strictly controlled by the Forest Service.

Consistent zoning: AG, proposed O-S, P-F, R1A, MR.

b) "O-F", Open-Forest

This classification is applied to forest lands, generally within National Forests and mostly in Forest ownership, and which are classified as General Forest in Forest Service Plans.

Uses proposed are forestry and sustained yield timber production, grazing, mining and passive recreation; and residential, resort and commercial recreation uses under appropriate controls and zoning.

Consistent zoning: AG, O-S, P-F, R1A, MR.

c) "O-R", Open-Recreation

This classification is applied to a variety of public recreation lands, including National, State and local parks and recreation areas, game and wildlife refuges, portions of fair grounds, school sites and airports, public and private golf courses and recreation and resort developments, etc.

Uses proposed are public, quasi-public and private recreation uses, either exclusively or in combination with compatible combination uses, and residential, resort, and commercial recreation uses under appropriate controls and zoning.

Regulations proposed are those which will fully protect and maintain the open and recreational character, and the natural environmental values.

Consistent zoning: O-S, P-F, R1A, MR, AG, PD.

d. "O-C", Open-Crest

This classification is applied to high elevation lands within National Forests, primarily in Forest ownership, subject to heavy snowfall, and with scattered timber cover. These lands are identified as "Crest Zone" in Forest Service Plans.

Uses proposed are passive seasonal recreation, and limited residential uses; strictly regulated commercial recreation resort developments; limited managed forestry, mining and grazing.

Regulations and density proposed are such as will fully maintain and protect the open and recreational character, and the natural environmental values.

Consistent zoning: PD, O-S, RIA, MR, AG.

e. "O-WS", Open-Watershed

This classification is applied to watershed lands in foothill and mountain areas with varied timber, brush and grass cover, which have essential watershed values which require protective measures with respect to erosion, wildfire and other such hazards, and in which wildlife habitat improvement and game protection measures are necessary.

Uses proposed are grazing, timber production, mining, and passive recreation. Residential, commercial recreation and service uses require careful control on compatibility findings, and appropriate zoning

Consistent zoning: A, AG, O-S, A-40, RIA, MR.

5. CONSERVATION ELEMENT

The requirement that there must be a conservation element in a county general plan was added to the State Planning and Zoning Act in 1970. The objective of this particular element is to emphasize in the general plan the conservation and management of the economically productive natural resources in the County and identify their location on the land use, conservation and open space map which accompanies the general plan text.

The general plan conservation element policy is to protect these recognized natural resources from being lost through either their irreversable conversion to other types of land use or from the encroachment of conflicting types of adjacent land uses which might reduce their potential for development.

The implementation of the above plan policy is through the use of the several land use classifications that are defined in the text of this conservation element. These classifications shall be placed on the known natural resource locations on the aforementioned general plan map. These classifications may be placed on the map for both privately owned or publicly owned lands. Proceedings for the reclassification of property discovered to have proven resources may be initiated by a resolution of intention of either the Amador County Planning Commission or the Board of Supervisors; or, by application of the affected property owner(s). Also, by state law there are some natural resources (e.g. timber and minerals) which are required to be classified in the general plan pursuant to state codes enacted by the Legislature requiring counties to preserve and protect certain categories of natural resources

The original Amador County conservation element of the general plan was adopted by the Board of Supervisors in 1973. The element was prepared and adopted as an integral part of the interdependent land use and open space elements. These three elements contain the various classifications and land use regulations which are portrayed on the general plan map. Since 1973, this map has from time to time been amended by the Amador County Board of Supervisors. These amendments, for the most part, have reflected a more intensive study of a particular area than was possible when the overall countywide plan was originally adopted for the entire County. Also, since that initial adoption of the conservation element, state legislation over the years has established new classifications and additional categories of natural resources to be identified and protected in this element. For example, the Mineral Resources Zones (MRZ) and Timber Production Zones (TPZ) are state mandated resource classifications recently required to be incorporated into the general plan. The following are classifications to be used on the general plan map:

a. "GF", General Forest

This classification is applied to lands which are both in public and private ownership which have been identified as having significant timber production resources.

Because forestry is an essential and basic segment of the Amador County economy, its continued protection is considered to be of the utmost importance. Conversion to other uses and any encroachment of incompatible land uses which might adversely impact timber production shall be discouraged. Sound forestry practices which will maintain the long-term timber productivity of these lands shall be encouraged. The support of timber harvesting on a sustained yield basis shall be promoted by the County.

Consistent Zoning: AG, A-40, O-S, R1A, MR, TPZ

b. "WP", Water Project

This classification is applied to the sites of proposed or

possible future water development projects which may have major impacts on adjacent land uses, and involve a substantial public interest.

Uses proposed are those appropriate to the particular site area, such as agricultural, forestry, mining and passive recreation.

Proposed regulations: those necessary to protect the intended project purposes of the site, and with restrictions against subdivision or major developments inconsistent with the classification unless or until a current project probability status finding of a negative nature is made by the Planning Commission.

Consistent zoning: A, AG, A-40, P-F, O-S, R1A, MR.

c. "DF", Designated Floodway

This classification is applied to lands and waterways which have been delineated on filed or recorded maps by the Reclamation Board in accordance with provisions of State law, and which are subject to restrictions of such State law.

Uses permitted, and regulations and densities proposed are as provided in said State law.

Consistent zoning: DF, R1A, AG, MR.

d. "MRZ", Mineral Resources Zones

This classification is applied to lands having current mining operations or to lands identified as having a significant, or potentially significant, mineral resource deposits, which someday may be feasibly extracted. The purpose of the classification is two-fold; prevention of the premature conversion of important mineralized lands to other land uses and restricting the encroachment of incompatible land uses which would preclude or seriously hamper the existing or potential extraction of mineral resources.

The general provisions, goals, policies, and implementation measures establishing an overall mineral resources management policy in Amador County are contained within this Conservation Element. It is intended that the classification of MRZ-2 and MRZ-3 be placed on the land use map of the Amador County General Plan when based upon known mineral deposits, deposits determined by petition, and the deposits supplemented by determination made by the State Geologist, in accordance with Section 2762 of the Surface Mining and Reclamation Act of 1975 [Public Resources Code].

(1) General Provisions

a) Both the State Legislature and the Amador County Board of Supervisors find and declare the extraction of minerals is essential to the continued economic well being of the State and to the needs of

society.

b) The mining industry in Amador County has always been and will continue to be a significant and important segment of the local economy.

c) It is the intent of the Amador County Board of Supervisors to preserve, protect, and promote the development of mineral resources located in Amador County.

d) Mineral deposits are rare geologic occurrences which occupy only a small fraction of the available land surface. Mining takes place in diverse areas where the geological, topographical, biological, climatical, and social conditions may vary significantly. However, unlike many other land uses, mineral extraction is limited to the physical site where the minerals naturally occur. Consequently, mining operations are not readily relocatable and, therefore, are of necessity dependent upon making the best of any given situation as it occurs in the environment. In addition to the mineral deposit's geological and physical vagaries, mining is further affected by the availability of manpower, energy, and water, transportation, technological advances, market conditions, and government regulations.

e) In order to ensure an orderly flow of minerals to meet society's needs, a coordinated approach to the conservation and utilization of mineral resources must be taken. Unless mineral resources are protected and managed, the commodities and benefits society has become accustomed to from the use of mineral resources may be lost due to the encroachment of incompatible land uses.

f) In accordance with the above general provisions, the Amador County Board of Supervisors sets forth the following goals, policies and implementation measures with regards to mineral resources in Amador County.

(2) Goals, Policies, and Implementation:

a) Goal: Identification of significant mineral deposits within Amador County in the Amador County General Plan.

Policy: Mineral deposits identified as being of regional or statewide significance will be protected using compatibility criteria developed by the State Mining and Geology Board and the regulatory authority of general plans contained in the State Planning and Zoning Act.

Implementation: As required by the State Surface Mining and REclamation Act of 1975, Amador County will within twelve (12) months of receiving the mineral information described in Section 2761 of

the Act incorporate the data developed by the State Geologist into the Amador County General Plan, Land Use and Conservation Elements (Section 2762, Public Resources Code).

b) Goal: Establish land-use categories to be placed in the Amador County General Plan which will allow mineral extraction in areas classified by the State as mineral resource zones (MRZ), and designated to be of regional or statewide significance, and establish regulations for these land-use categories which will protect them from land uses which would preclude or reduce their potential for continued or future mineral extraction operations.

Policy: Where feasible, Amador County will utilize guide lines prepared by the State Mining and Geology Board* for compatibility of land uses near areas designated as mineral resource zones (MRZ) in the Amador County General Plan:

Incompatible - Land uses inherently incompatible with mining and/or which require a high public or private investment in structures or other land improvements which would prevent mining. Examples of such uses include: high density residential, non-compatible industrial, commercial, or public uses.

Compatible - Land uses inherently compatible with mining and/or which require a low public or private investment in structures or other land improvements which would not interfere with mining. Examples of such uses include: very low density residential (one unit per ten acres maximum density), compatible industrial, compatible recreation (public/commercial), agricultural, silvicultural, grazing, open space.

Interim - Land uses which require structures or other land improvements of a limited useful life and from an economic and political standpoint can be converted to mining at the end of that limited life. The period of interim use should be compatible with the orderly and timely production of mineral resources and the useful life of the improvements.

Buffer - Land uses which provide sufficient distance and/or barriers between mining and incompatible land uses, to mitigate noise, dust vibration, and visual impacts of mining, and to protect public safety.

*Source: Special Publication 51, California Division of Mines and Geology, 1979.

All land use applications on or adjacent to lands designated MRZ will be reviewed as to their compatibility with the type of mineral extraction operation which would be necessary to make use of the mineral resource

deposit.

Implementation: The following Mineral Resources Zones (MRZ)* shall become land use classifications of the Amador County General Plan:

MRZ-2 - Areas where adequate information indicates significant mineral deposits are present, or where it is judged there is a high likelihood that their presence exists. This zone shall be applied to known mineral deposits or where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate the likelihood for occurrence of significant mineral deposits is high.

MRZ-3 - Areas containing mineral deposits, the significance of which cannot be evaluated from available data.

*Source: Special Publication 51, California Division of Mines and Geology, 1979.

Petitions may be brought before the Amador County Board of Supervisors by any individual or organization to classify mineral lands that are claimed to contain significant mineral deposits and which are claimed to be threatened by land uses incompatible with mining, and which were not identified as MRZ by the State Geologist. Such petitions may be forwarded to the State Geologist for review and comment.

c) Goal: Assure that mined lands in the County are reclaimed so they can subsequently be put to additional beneficial use.

Policy: Amador County shall allow the extraction of mineral resources as long as environmental impacts are minimized by the utilization of current technological and management practices.

Implementation: 1) Application of the Surface Mining and Reclamation Ordinance of the Amador County Code to all mining operations. 2) Review of mining applications pursuant to the California Environmental Quality Act. 3) Utilization of the "MR", Mineral Resources Zone, District. 4) Monitoring and enforcement of adopted reclamation plans and use permit conditions.

(3) Regulations

a) MRZ-2 - Land divisions shall be limited to a minimum parcel size of forty (40) acres.

Consistent Zone Districts: "MR", "AG", "A-40".

Land uses adjacent to mineral lands designated as MRZ-2 shall be reviewed as to their compatibility with mining operations as defined by the State Mining and Geology Board and stated elsewhere in this Element. Where found necessary, proposed rural residential land uses located adjacent to an MRZ-2 designated area may be required to provide a buffer zone where a greater density than one (1) dwelling unit per ten (10) acres is not permitted. The extent of the buffer area shall be determined on a case-by-case basis through the zoning, use permit, subdivision, or other permit process, on lands adjacent to an MRZ-2 classification. Land uses proposed on mineral lands designated as MRZ-2 will be reviewed as to their impact on the eventual extraction of the identified mineral resource. Uses which would permanently preclude or seriously hamper a mineral extraction shall be found inconsistent with the General Plan.

b) MRZ-3 - Land divisions shall be limited to a minimum parcel size of forty (40) acres.

Consistent Zone Districts: "MR", "AG", "A-40", "R1-A"

Land uses adjacent to mineral lands designated MRZ-3 shall be reviewed as to their compatibility as defined by the State Mining and Geology Board and stated elsewhere in this Element. Buffer zoning or other restrictions may be placed on lands adjacent to an MRZ-3 classification following evaluation of the area ascertaining the significance of the mineral deposits known or inferred to be located therein. A buffer may be required if it is proven on a case-by-case basis to the satisfaction of Amador County that evaluation has shown the MRZ-3 classified land is a significant mineral resource and in need of protection. Land uses proposed on mineral lands designated as MRZ-3 will be reviewed as to their impact on the potential for extraction of a mineral resource. The affected property owner may cause an evaluation to be made ascertaining the significance and feasibility of retaining the MRZ classification on the property. The results of such an evaluation shall be transmitted to the State Geologist for review and comment prior to any amendment to the General Plan reclassifying MRZ lands.

6. SCENIC HIGHWAYS ELEMENT

Background and Purpose of the Element

The California Streets and Highways Code has listed portions of two state highways in Amador County as being eligible for official designation as scenic highways:

1) The entire length of State Highway 49 between the El Dorado County line and the Calaveras County line.

2) State Highway 88 from the City of Jackson to the Alpine County line.

A scenic highways element was mandated to be included in a county general plan in 1971. The Government Code (Planning and Zoning Act) reads:

"65302(h). A scenic highway element for the development, establishment, and protection of scenic highways pursuant to the provisions of Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code."

In 1974, Amador County jointly adopted a scenic highways element with the incorporated cities and the counties of Tuolumne, Calaveras and Alpine. A four phase implementation procedure was included in that element which was designed to eventually make the County eligible to seek full state recognition of these highways as being "scenic" in the state highways system. The eligibility criteria to be met is contained in Section 261 of the Streets and Highways Code which reads in part:

"261. The standards for official scenic highways shall...require that local governmental agencies have taken action as may be necessary to protect the scenic appearance of the scenic corridor....including but not limited to: (1) regulation of land use and intensity of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earth moving and landscaping; and (5) the design and appearance of structures..."

Section 262 of this code declares that when the State Department of Transportation (Caltrans) "determines that the corridor protection program for any state highway... has been implemented by local government agencies and a plan and a program has been developed by the department for bringing such highway up to the standards for official scenic highways established by the department,... the department shall designate the highway as an official state scenic highway...". This section also requires state maps to indicate the status of the route and appropriate signs shall be placed and maintained along the route.

The Amador County Board of Supervisors has by resolution found that a portion of State Highway 88 between what is known as the Dew Drop Fire Station and the Alpine County line can be regulated in such a way as to meet the five criteria in Section 261 of the State Streets and Highways Code. The pertinent regulations

are either listed below as declaratory of existing County codes and general plan policies or are promulgated as part of this element.

The same Board resolution further requests that the State Department of Transportation conduct a corridor study and review of these regulations and if these land use restrictions are determined as being adequate, a declaration designating this portion of Highway 88 as "scenic" be made by the State Transportation Board.

Goal and Intent of the Element

The generalized goal of this Scenic Highways Element is to provide land use controls and regulatory safeguards to preserve and enhance an area of special and unique natural beauty and esthetic interest in Amador County which has been identified as being a basic resource in the economy of the County. In order to accomplish this goal, this element establishes design review controls which go beyond those possible under normal zoning-general plan review procedures. This is to ensure that future development within this corridor will attract rather than detract from the esthetics and the County will consequently retain the overall scenic value as well as economic resource value of State Highway 88. The general and specific regulations listed below are to be utilized by County staff as guidelines and criteria when reviewing projects. They are not meant to preclude nor replace the usual permit and CEQA review process and are meant to supplement the public hearing process. The intent is to satisfy the state requirements for a scenic highway and promote tourism.

Implementation - Policies and Regulations

a. Scenic Highway Corridor - Definition of Boundary

A scenic highway corridor 500 feet in width is hereby declared to exist on State Highway 88 between the Dew Drop Fire Station and the Alpine County line (refer to land use element map). This 500-foot scenic highway corridor shall be measured two hundred and fifty (250) feet at right angles from the centerline of the paved section of the road sides of the highway except where the 500-foot corridor has already been obtained by fee title or easements by the United States Forest Service. That 500 feet is described in a record of survey. The new two hundred and fifty feet shall be considered as a straight line dimension without regard to terrain features. The scenic highway corridor boundary shall be considered as an "overlay" of other land use, open space or conservation element classifications within the corridor.

b. Regulations - Generally

1) Notwithstanding the provisions of any other general plan element classification which may be within a scenic highway corridor, the following zone districts are the only ones which may be found to be consistent with the scenic highway corridor overlay: "RIA", "TPZ", "AG", "PD".

- 2) All development projects submitted to Amador County which are proposed to be located partially or wholly within the scenic highway corridor shall be submitted for review and comment to the Tri-County Technical Advisory Committee so long as it may be in existence. These projects shall include but not be limited to building permits, commercial recreation, or other use permits, land divisions, rezones, variances, grading permits, advertising signs and structures, etc.
- 3) Timber Harvest Plans submitted to the California Department of Forestry which are located partially or wholly in the scenic highway corridor and referred to Amador County for review and comment shall be reviewed with regard to any potential adverse impact on the scenic highway corridor. Amador County will take whatever measures are available to mitigate any significant adverse effects to scenic values which might result from a Timber Harvest Plan which has not, in the opinion of the County, adequately considered these scenic values.
- 4) The California Public Utilities Commission requires undergrounding of utilities "within 1,000 feet from each edge of the right-of-way of designated State Scenic Highways" and "...which would be visible from such scenic highways if erected above ground...". This State requirement will protect scenic highways from the intrusion of unsightly utility uses, such as poles, lines, etc.
- 5) In conjunction with existing policies 13 and 16 of the Land Use Element, non-appurtenant outdoor advertising structures (billboards) shall not be permitted in the scenic highway corridor. Appurtenant, or on-site advertising structures, shall be considered as permits requiring County review and approval prior to erection.

For the purposes of this section, the advertising structures used as directional and informational aids approved by the U.S. Forest Service and Caltrans for P.G. & E. concessionaires, private commercial recreation facilities, and public recreational facilities, shall be considered as appurtenant on-site advertising structures if located within a reasonable distance of the access road to these facilities. These recreational facilities specifically include but are not exclusively limited to the Bear River Resort, Kit Carson Lodge, Plasse's Resort, Iron Mountain Ski Resort, Kirkwood Ski Resort, etc. Alterations or replacement of appurtenant advertising signs shall require an approved permit which shall be treated the same as a new permit. Signs advertising the sale or lease of the property shall be exempt as long as they are a maximum of two (2) square feet in size.

c. Regulations - Site Specific

- 1) Development or other project applications shall be accompanied by the following if found pertinent by County staff:
 - (a) A detailed, full property plot plan indicating the proposed location and nature of improvements in relation to parcel boundaries.
 - (b) A statement describing the purpose and the scope of the project; both short and long-term plans for the project site.
 - (c) If necessary, an environmental impact assessment form (supplied by the County from the "State CEQA Guidelines").
 - (d) Applications for building permits and use permits shall contain architectural and/or artist's renderings of all structures which show the location of all structures in relation to lot lines; driveways; encroachment design onto State Highway 88; the front, side and rear views of any structures; and a detailed description of the types of materials to be used for exterior siding, foundations, roofing, balconies, porches, etc. Incomplete plans will be returned with a specific list of deficiencies. Such things as the use of wood or wood facade exteriors and fireproof shake or composition shingle roofing materials shall be required unless "as good or better" materials or design, in the opinion of the County, are proposed by the applicant. These alternative materials may include certain types of metal roofing and sidings if found equivalent in esthetic appearance to natural materials.
- 2) The exterior colors of the sides and roofs of structures and sign supports shall not contrast with natural colors in the area. Colors of stains, paints or finished building materials shall be shown to harmonize with the forest setting or they shall be denied. In general, natural "earth tones" and soft shades that will blend with the surroundings shall be required to achieve this harmony. Stains are preferable to paints and natural wood colors are encouraged. Examples of earth tone colors may include but are not limited to neutral or soft browns, redwood, weathered gray or gray-green, and dark greens. Artist' renderings of the proposed colors or actual paint samples shall be submitted as part of the project or permit plans. Roofs and outside trim shall not have colors which sharply contrast with the colors of the remainder of the structure. The County may deny incompatible proposed structural coloring and the County may deny colors found to be inconsistent with the objectives of the Scenic Highway Element.

Owners or tenants shall not remodel, repaint or otherwise alter the appearances of approved structures unless the improvements are found to be substantially in conformance with the originally approved plans or the improvements are processed in accordance with the procedures required elsewhere in this element.

- 3) Commercial structures shall be restricted to having only two occupancy floor levels. Subsurface basement levels or underground parking shall not be considered an occupancy level. Any requested use permits for excessive building or sign height above the 35 foot building height limitation in the Amador County Code, "RIA" District, will be recommended for denial unless the use permit can be found to be in conformance with the objectives of the Scenic Highway Element.
- 4) Proposals to cut, fill or otherwise move more than fifty cubic yards of earth shall require an engineered grading plan to be filed with the Building Department prior to any work taking place. This grading plan shall include a statement as to the effects on off-site drainage. Radical cuts or fills which, in the opinion of the County, are contrary to the Goal and Intent for which the scenic highway corridor was adopted may be denied by the County.
- 5) A landscaping plan shall be submitted as part of the application for any project or permit within the scenic highway corridor. The plan shall include a plot plan showing the location of existing mature trees and shall indicate their ultimate disposition at the completion of the project. The landscaping plan shall indicate where the applicant is proposing to plant vegetation and the type of vegetation. Following review and recommendations from the Tri-County Technical Advisory Committee the County may require landscaping as a condition of project or permit approval. The County may require the retention of mature trees where it can be found that their removal is not essential to the construction of the project or permit. Attempts by a property owner to circumvent this requirement by removing trees prior to a project application could result in a much more stringent and expensive landscaping plan being required.

As a condition of the approval of a landscaping plan the County may require the planting of native species of trees and shrubs to ensure high survival rates and low maintenance. "As good or better" landscaping proposals submitted by the applicant may be approved in lieu of native species.

- 6) Project or permit plans shall include any on-site advertising sign plans proposed by the applicant. These plans shall show the location of sign(s), the design and construction materials, the colors, and a drawing of the advertising display. Signs shall not have flashing lights and any sign illumination shall be shielded to prevent glare. Signs attached to commercial structures shall not project above the roof line or cornice line of the commercial structure. Free standing signs shall have a minimum setback of twenty-five feet from the edge of pavement of any County Road or State Highway 88.

All sign proposals shall be reviewed and recommendations made by the Tri-County Technical Advisory Committee. Signs that are not found by the County to be compatible with the Goal and Intent of the scenic highway corridor may be denied by the County.

- 7) A parking plan shall be submitted with all commercial use applications to the County. Minimum parking requirements shall be one space per two hundred square feet of floor area for all commercial uses. Parking spaces and access driveways shall be paved or concreted prior to the issuance of a certificate of occupancy or an acceptable bonding agreement made with the County. Minimum setback areas may be used for parking if approved by the County but said spaces shall not be used in computing the total number of required spaces. Parking areas shall not be used for any other purpose than parking vehicles. Unless shown to be unfeasible, loading bays and delivery parking shall be located to the rear of a commercial structure. The Tri-County Technical Advisory Committee may recommend to the County denial of a poorly designed parking plan and the County may deny said plan if it is found that the submitted parking plan design will conflict with the stated Goal and Intent of the scenic highway corridor.

d. County Action On Permits

Applicants shall file their project or permit plans with the County Department which has authority over the particular project or permit being submitted for approval. For example, use permits, zonings, subdivisions, land divisions, and variances are filed with the Planning Department. Building permits, sewage disposal permits and grading plans are filed with the Building Department.

The County Planning Department may deny permits which are found not to conform to the general and site specific regulations contained in this element.

Any interested person including but not limited to the applicant may ultimately appeal the decision of any County department or advisory agency to the Amador County Board of Supervisors pursuant to Chapter 19.64 (Appeals) of the Amador County Code.

IV. ACTION PROGRAM, OPEN SPACE ELEMENT

Specific programs to implement the Open Space Element of the General Plan are as follows:

1. To continue close cooperation with Federal agencies in protecting, and carefully planning and regulating uses and developments within and adjacent to National Forests, including Wilderness Areas, and Bureau of Land Management lands, reservoirs and water project sites of the Bureau of Reclamation and U.S. Army Corps of Engineers, National game and wildfowl refuges, U.S. Fish and Wildlife project sites, etc.

2. To continue similar cooperative action with State agencies and public utilities with respect to recreation site acquisition and development, water development projects and related land uses, game habitat protection and improvement, watershed erosion and wildfire prevention and protection.

3. To give careful consideration to the protection of natural scenic resources and environmental assets in all future major public and private development planning.

4. To provide all reasonable protection and encouragement to the preservation of agricultural soils and continued agricultural use of suitable soils.

5. To continue and further activate programs for the provision of urban area parks and open spaces in future subdivisions and land projects, and to stimulate local open space programs in urban areas.

V. APPENDIX

AMADOR COUNTY DEVELOPMENT POLICY STATEMENT (1967 General Plan)

1. The County adopts and will maintain this long-term comprehensive General Plan to guide future growth and development.

2. The citizens of Amador County, together with public officials, should actively participate in preparing or reviewing all new development proposals, plans and programs.

3. The quality and livability of existing residential areas will be maintained and protected. All future development in general will be constructed to high quality development standards.

4. Future residential development will be encouraged to take place in the form of farms, ranches and estates throughout the county, or through expansion of existing towns and villages, or through carefully designed, self-contained new towns including provision for the employment and community facilities and services needed to support their populations.

5. The Planning Commission will continue to study methods of preventing the loss of farm production by premature subdivision and uneconomic taxation through the application of zoning, scenic easements tax differentials or other means.

6. Industrial Development Policy

Industrial uses in Amador County range in size and type from small electronics assembly plants to major natural resource processing facilities which manufacture timber and mineral products. Because of this range in land use extremes, adoption of a single development policy which would encompass all potential new industrial activity must consequently be a broad statement of intentions and priorities for Amador County. Actual implementation, standards and site specific review of new industrial areas or projects can only be accomplished through the usual procedural requirements of general plan and zone district amendments and use permit review. These must be done in accordance with the California Environmental Quality Act (CEQA).

In this Development Policy Statement section of the Amador County General Plan, the Board of Supervisors intentions are to give direction to the various County departments, other public agencies, and prospective developers of new industrial projects and the Board's priorities with regards to reviewing such projects or proposed new

industrial sites which may, in the future, be submitted to the County for approval.

These priority directives are adopted as a land use policy statement consistent with Plan Objective 3. from Section III. Plan Objectives, Principles and Standards of the general plan, land use element, which reads:

"3. To strengthen the area economy through expanded commercial and industrial activity, protection and expansion of agriculture and forestry and increased local processing of their raw materials."

These priority directives will be followed by the County where it can be shown that new industrial activity will not unduly disturb the lifestyle and environment currently enjoyed by County residents. New or expanded industries should not be encouraged which would utilize a disproportionate share of County water, sewage treatment capacities, power availability, traffic circulation network capacities, or allowable percentages of air quality deterioration out of proportion to their economic importance to Amador County.

If approved, new industrial projects in Amador County will receive whatever feasible assistance is possible from County departments and officials in establishing their ventures in the County. This may include encouragement of such incentives as grants and other governmental or quasi-public finding or guarantees that the private sector may be seeking.

The following priorities in order of importance are to be considered the industrial development policy of the Amador County Board of Supervisors:

a. To encourage and assist existing industries in Amador County to remain, expand where feasible, and rehabilitate or renovate their facilities. This could include but not be limited to, when deemed reasonable by the county decision-making body or official, protection from encroaching land uses, granting general plan amendments and rezoning where necessary for expansion and perhaps necessary approval of use permits or variances to height, size, setback and parking regulations which may unduly restrict existing or expanded operations. Innovative uses which would result in the conservation of energy, the use of waste products, and the in-County processing of primary resources currently

exported out of the county as raw materials will be encouraged and promoted by the County.

b. To actively promote and assist the entrance of new industrial development projects into Amador County which are of a size and type that are compatible with and will complement existing industry, will utilize the County's natural resources in a beneficial manner, and make use of the present labor force. By encouraging complementary industries the County would hope to make the best use of our existing available resources, roads, utilities, services and land while contributing to the economic base and stability of the private employment sector.

c. To encourage new types of industrial activity on existing undeveloped industrial sites where existing infrastructure (e.g. roads, water, power, sewage) and adjacent land uses are compatible with the type and nature of the potential industrial use.

d. In areas where industrial classifications are uncommon, such as the eastern portion of Amador County, and where intensive and large scale new industrial activity is physically restricted due to the lack of sewage treatment facilities, terrain, existing incompatible land uses (e.g. high density residential) and other constraints it may be necessary and appropriate to encourage the growth of smaller, less-intensive industrial land uses. Utilization of the "LM" (Light Manufacturing) and "MM" (Medium Manufacturing) zone district classifications can, on a case-by-case basis, be found to be compatible with these areas with careful review through the public hearing process. Some of these areas of the County have deficient employment opportunities in relation to their population characteristics which, if not corrected, could result in future problems should there be a change in the make-up of that population. Where feasible, so called "clean" industries should be encouraged in these areas.

e. The County will eventually need to evaluate both the unincorporated and incorporated territories of Amador County as a whole and endeavor to locate potential future industrial sites for the more intensive types of industrial activity. If suitable locations can be found they should be designated Industrial on the land use classification map of the general plan and efforts directed towards protecting them from incompatible land uses which could prevent their future use.

Decisions on utilities and services extensions, road improvements, etc. could then be made cognizant of the potential future industrial land use. Also, coordination with the incorporated cities and the special districts in Amador County should be a major goal in this Countywide study to forestall duplications of effort and conflicting classifications.

7. Every effort will be made by the County to encourage recreational development, preserve and restore historical areas, and promote, protect and give access to scenic areas of special importance.

8. Compatibility of Land Uses: i.e., Urban, Residential, Industrial, Agricultural and Recreational, will be fostered and encouraged. All future reservoir sites, prime farmland or commercial grade timber land, or areas of outstanding scenic or recreational significance shall be preserved against subdivision or other urban development, and zoned to preserve their present use and value.

9. More effective means of implementing this General Plan such as zoning and other regulations, will be made available to those parts of the County on a voluntary basis, that request such assistance. Further, the Planning Commission will continue to have the right to initiate appropriate implementing measures whenever, in its judgement, the public interest demands it.

10. Among the main developments required to realize full utilization of the County's resources and development opportunities during the next 25 years are: 1) Population Growth; 2) Water Resources; 3) Roadways; 4) Recreation Facilities; 5) Business and Industry; 6) Reforestation; 7) Health and Education Institutions; 8) Historic Preservation; 9) Agriculture.

11. Population density patterns should be guided by considerations of topography, vegetative cover, access to transportation facilities, and other factors as follows:

a. The highest population densities should occur in relatively level areas close to centers of commerce and employment where coordinated and efficient development is possible, and where transportation and other necessary public facilities can readily be provided

b. Population density should decrease as the distance from community facilities and services increases.

c. Population density should decrease as steepness of terrain increases.

d. The lowest densities and largest parcels should occur in agricultural areas, isolated areas, mountainous areas or scenic area.

e. When a parcel of land created prior to March 4, 1972 is physically separated by a County road, State highway, railroad or power line right-of-way, river or similar circumstance, a division of the parcel may be approved along the physical separation providing that overall density is consistent with the General Plan.

12. The County should proceed to plan and develop multi-purpose water reservoirs to a minimum of 25,000 acre feet or annual yield, so as to increase recreational activity, make productive use of an under-developed resource, irrigate at least 10,000 acres of additional farm land, and provide a reserve of domestic supply sufficient for the anticipated growth of the County. This water system should be planned so as to accord with ultimate development of more than 100,000 acre feet of firm supply in keeping with the California Water Plan, including the Cosumnes River and other projects, and to protect the County's remaining water rights.

13. The system of parkways and scenic roads and highways shown on the General Plan maps will receive special protection against future incompatible development and no proposed billboards, trailers, open-cut mining or clear-cut timber operations within sight distance of such roads will receive County approval. The locating of overhead utility lines will be discouraged whenever practicable or feasible. All routes for utility transmission lines should be reviewed by the Planning Commission.

14. The principal new road improvements to be developed in the next twenty years are an officially designated scenic highway from Dew Drop to Carson Pass; an improved County scenic road from Central House to Dew Drop (to open up the recreation areas to an expanded flow of recreationists) high sierra parkway between Lake Tahoe and Yosemite, connecting all the sierra pass highways and opening up the full recreation potential of the high country, and a portion of the east side central valley freeway above Camanche.

15. Special consideration and care should be devoted to the aesthetics, architecture and visual appearance of proposed development

In the following areas: 1) Land within sight of Highway 49 between Central House and Sutter Creek; 2) Land within sight of Highway 88 between Pine Grove and the National Forest; 3) Areas within a half-mile of Volcano, or the proposed Volcano Reservoir; 4) The land within one mile of the shore of Camanche Reservoir; 5) The area within a mile of Daffodil Hill; 6) The scenic areas along Highway 49; 7) Private lands within the National Forest; 8) Nashville Reservoir area; 9) Highway 124 near Irish Hill Reservoir; 10) Other areas having outstanding scenic or historic interest - upon request of the residents or owners.

16. Billboards along the highways will be restricted in size and number, prohibited in scenic areas (which includes most rural areas of Amador County) and confined to commercial or industrial zones.

17. Trailers or mobilehomes will continue to be restricted to trailer parks, campgrounds, farms or for temporary use during home construction, as it is at present. The County will encourage the development of neat, orderly and well screened mobilehome parks in suitable locations, such as concessionaire parcels in future County or regional parks; and specific zoning following public hearings.

18. The County will seek to qualify for the State and Federal funds allocated to the development of County outdoor recreation facilities, and will cooperate with private landowners to increase the availability of recreation opportunities for residents and visitors.

19. There is only enough purchasing power for one single efficient and convenient regional shopping center offering comparable sales items, and the favored location for such a facility is at the major road intersections on the hill between Sutter Creek and Jackson.

20. The County will actively seek economic uses and continuation of present uses for the many thousands of acres of grasslands. Such

Lands will be protected from rising taxes during the transition period to new uses and experimental projects for tree farming and reforestation, recreational use or new crop raising, will be supported and encouraged.

21. Major development proposals by public agencies should be referred to the Planning Commission for review and report, before construction. The Planning Commission may call upon persons having special knowledge to assist them in their review.

22. The County, its public officials and its citizens should apply their capabilities and resources to the task of promoting and guiding new growth into orderly, efficient and attractive patterns, preserving the best of the past, and providing fully, for the needs of the future.

23. Land Division and Subdivision Policy: It is the intent of the Amador County Board of Supervisors to reduce the potential adverse cumulative effect of divisions of land upon the subsurface groundwater supply and the capability of the County soils to treat sewage effluent from on-site sewage disposal systems. The following criteria shall restrict new divisions of land in the entire unincorporated territory of Amador County regardless of any other provisions or classifications of this general plan or any particular zone district:

No land division or subdivision shall be approved by any body if the land division or subdivision, if approved, would create any parcel that would:

a) be less than forty-thousand square feet (net) in size, unless each parcel is served by a sanitary sewer as defined in Section 14.12.010M of the Amador County Code.

b) be less than five acres (gross) in size if the domestic water supply is from a private well, spring or other private water source and the method of sewage disposal is a private on-site sewage system.

Exceptions may be granted on a case-by-case basis to the criteria in subsections a) and b) of this policy where the average potential population density of the entire project does not exceed the potential population density allowed under the criteria proscribed in subsections a) and b) of this policy. (Section 14.12.075, Amador County Code).



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